2 Bed
Flat - Purpose Built
Watson Place
South Norwood

£299,500
Leasehold

- Two spacious double bedrooms
- Bright reception with balcony
- Fitted kitchen
- En-suite shower room
- Separate main bathroom
- Resident parking
- Close to Norwood Juction Railway/Overground Station
- Overlooking parklands
- Chain free

Northwoods

Watson Place
South Norwood
London
SE25 5EX

Situated in the desirable Watson Place, London, this charming first-floor flat offers a perfect blend of modern living and serene surroundings. Built in 2014, this purpose-built property spans an impressive 678 square feet and features two generously sized double bedrooms.

At the heart of the home lies a bright and spacious reception room, seamlessly connected to a y kitchen fitted with integrated appliances. From the reception room, you can step out onto your private balcony, which offers open views across parklands, making it an ideal spot to unwind and enjoy the evening sunsets.

The second bedroom is equally versatile, providing the perfect space for a dedicated home office or guest room.

For those commuting into the city, Norwood Junction Station is conveniently located nearby, offering swift and direct connections to Central London, including London Victoria and London Bridge, as well as access to the Overground line to Highbury. This property is not just a home; it is a lifestyle choice, combining comfort, convenience, and a touch of nature in the heart of London.

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Entrance
Communal entrance. Entry phone system. stairs to all floors. Lift to all floors.

Entrance hall
Entry phone handset. Walk-in storage cupboard. Carpet as laid.

Reception roomm
15'5 x 10'9
UPVC double glazed windows to front and side. Two radiators. Carpet as laid. UPVC double glazed door to balcony.

Kitchen area
10'10 x 6'4
Range of wall and base units with work surfaces over. Single drainer sink unit. Built-in oven, hob and extractor hood. Built-in washing machine. Cupboard housing boiler. Tiled flooring.

Bedroom one
13'8 x 9'5
UPVC double glazed windows to front. Radiator. Carpet as laid. Door to En-suite shower room.

En-suite shower room
Shower cubicle. Low level WC. Heated towel rail. Pedestal wash hand basin. Tiled flooring.

Bedroom two
10'0 x 9'10
UPVC double glazed window to side. Radiator. Carpet as laid.

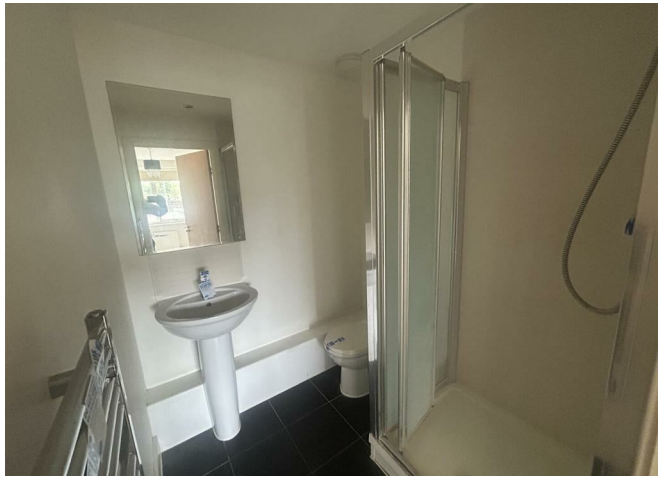
Bathoom
Panelled enclosed bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled flooring.

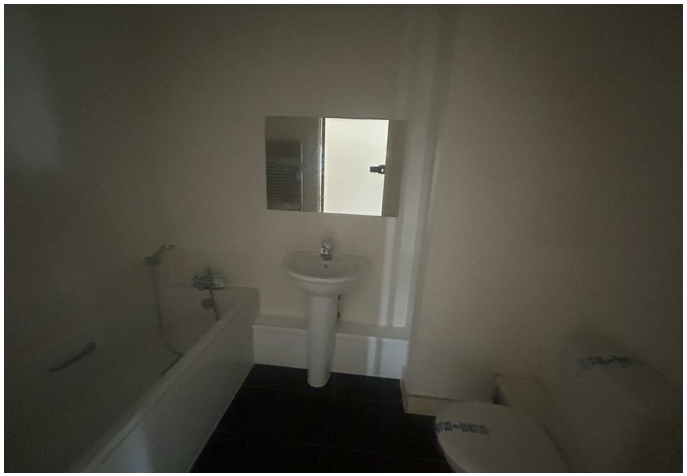
Parking
Residents Parking.

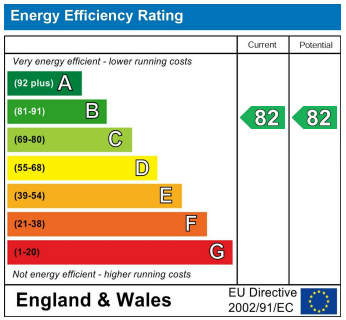
Tenure
"We are advised that the tenue is Leasehold with 111 years remaining, Ground Rent £300.00pa and Service charge £1850.00pa".

Authority
London Borough Of Croydon. Band C £2311.05

**Please note that any services, heating system or appliances have not been tested, and no warranty
can be given or implied as to their working order. **







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